# WARRANTY DEED

93 02102

FILED FOR RECORD
At 1:05 O'clock P M
JAN 12 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sally Tuck, a single person, hereinafter called GRANTOR, for and in consideration of the sum of TEN & No/100 DOLLARS, and other valuable consideration, in hand paid by Richard Sinclair and Patricia Campbell, both single people, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Richard Sinclair and Patricia Campbell, as Joint Tennants with Right of Survivorship and not as Tennants in Common, hereinafter called GRANTEES, and unto them successors and assigns forever, the following lands lying in Benton County, Arkansas, to wit:

Lot 1 in Block 9 and 10 feet off the North side of Lot 4 in Block 9 in the Revised Orchard Addition to Rogers, Arkansas

As a part of the consideration stated herein, purchasers will assume and agree to pay the debt secured by a mortgage executed by Sally Tuck and Sherry Funk to E.P. Kistler on the 4th day of June, 1987, and recorded in Mortgage Book _____, at page _____ of the records of Benton County, Arkansas, the present unpaid balance of which is $21,582.85 Dollars. Any fees charged by mortgagees in connection with the assumption of this indebtedness will be paid by purchasers.

To have and to hold the same unto the said GRANTEES, and unto them successors and assigns forever, with all appurtenances thereunto belonging. And GRANTOR hereby conveys all rights of homestead in and to said lands for and in consideration of the sum of money and covenants with said GRANTEES that she will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 8 day of November, 1991.

*I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.*

Patricia Campbell
*Grantee, Affiant or Agent*

Sally Tuck
Sally Tuck

ACKNOWLEDGMENT

ARKANSAS DOCUMENTARY $4.40 433935
ARKANSAS DOCUMENTARY $44.00 0167516

STATE OF ARKANSAS)
: ss
COUNTY OF BENTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County aforesaid, duly commissioned and acting, Sally Tuck, a single person, to me well known as the GRANTOR in the foregoing deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 8 day of November, 1991.

OFFICIAL SEAL
CAROLYN SPEER
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires 07/11/93

Carolyn Speer
Notary Public

My Commission Expires:
7-11-93

Patricia Campbell
12351 Zire Rim Rd
Gentries

Prepared by:
**Jeff R. Conner**
Attorney at Law
P. O. Box 240
Bentonville, AR 72712

Return and Send Tax Statements to:

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